060.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,200 / 867,200
					USE VALUE:	867,200 / 867,200
					ASSESSED:	867,200 / 867,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEENTJES RALPH
Owner 2:	BEENTJES SARAH BETH JASPER
Owner 3:	
Street 1:	62 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BEENTJES RALPH -
Owner 2:	-
Street 1:	62 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 18,585 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1870, having primarily Clapboard Exterior and 1506 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18585.000	282,100		585,100	867,200
Total Card	0.427	282,100		585,100	867,200
Total Parcel	0.427	282,100		585,100	867,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 575.83 | /Parcel: 575.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

40020

GIS Ref

GIS Ref

Insp Date

07/15/19

!5272!

PREVIOUS ASSESSMENT

Parcel ID 060.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,900	0	18,585.	585,100	901,000	901,000	Year End Roll	12/18/2019
2019	101	FV	205,400	0	18,585.	576,700	782,100	782,100	Year End Roll	1/3/2019
2018	101	FV	212,600	0	18,585.	443,000	655,600	655,600	Year End Roll	12/20/2017
2017	101	FV	212,600	0	18,585.	417,900	630,500	630,500	Year End Roll	1/3/2017
2016	101	FV	212,600	0	18,585.	384,500	597,100	597,100	Year End	1/4/2016
2015	101	FV	201,400	0	18,585.	359,400	560,800	560,800	Year End Roll	12/11/2014
2014	101	FV	201,400	0	18,585.	331,000	532,400	532,400	Year End Roll	12/16/2013
2013	101	FV	201,400	0	18,585.	331,000	532,400	532,400		12/13/2012

PRINT

Date	Time
12/10/20	20:10:59

LAST REV

Date	Time
10/06/20	11:34:55
apro	
5272	

USER DEFINED

Prior Id # 1:	40020
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEENTJES RALPH,	73281-275	1	9/16/2019	Convenience	1	No	No		
BISHER NANETTE,	73173-41	1	8/26/2019		830,000	No	No		
BELAIR MICHAEL	70338-434		12/5/2017	Estate/Div	550,000	No	No	4	DOROTHEA A BELAIR D.O.D. 5/8/17 BK 70338 43
BELAIR DOROTHEA	48095-380		8/31/2006	Family	1	No	No		
	12632-462		5/17/1974		40,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2018	1654	Inter Fi	85,500	C				
8/16/2018	1165	Inter-De	25,000	C				
8/8/2018	1128	Re-Roof	5,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2019	SQ Returned	JO	Jenny O
7/15/2019	Meas/Inspect	DGM	D Mann
7/15/2019	Permit Visit	DGM	D Mann
9/15/2018	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	336	PATRIOT
10/24/2000	Hearing N/C	189	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Meas/Inspect	163	PATRIOT
7/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18585		Sq. Ft.	Site		0	70.	0.45	6			Easemen	-5	Topo	-10			585,065						585,100	

Total AC/HA: 0.42665 | Total SF/SM: 18585 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 585,065 | Spl Credit | Total: 585,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	30	%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	1 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	15 - H.V.A.C	
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.95870411
Adj $ / SQ:	161.781
Other Features:	110529
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346536
Depreciation:	64456
Depreciated Total:	282081

COMMENTS

COMMON DRIVE. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:		HB	1

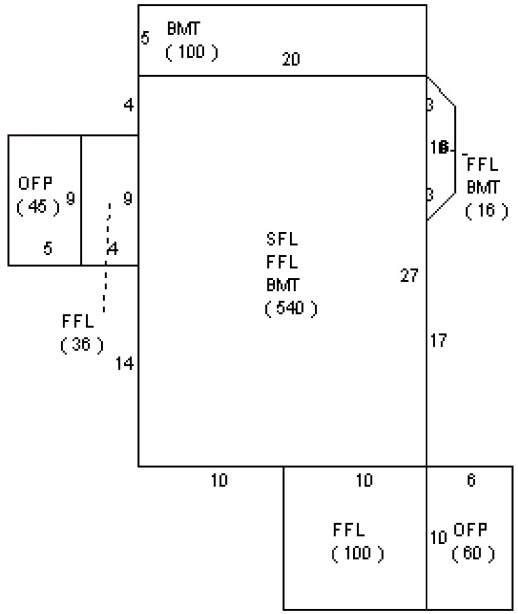
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	161.78
Special Features:	0	Val/Su Net:	145.49
Final Total:	282100	Val/Su SzAd	239.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	692	161.780	111,953
BMT	Basement	656	64.310	42,186
SFL	Second Floor	486	161.780	78,626
OFP	Open Porch	105	30.880	3,243

Net Sketched Area:	1,939	Total:	236,008
Size Ad	1178	Gross Are	1993	FinArea	1506
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

060.0-0006-0002.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc